

Lugonia Setback Determination



Planning Commission
Public Hearing
November 8, 2012



Vicinity Map

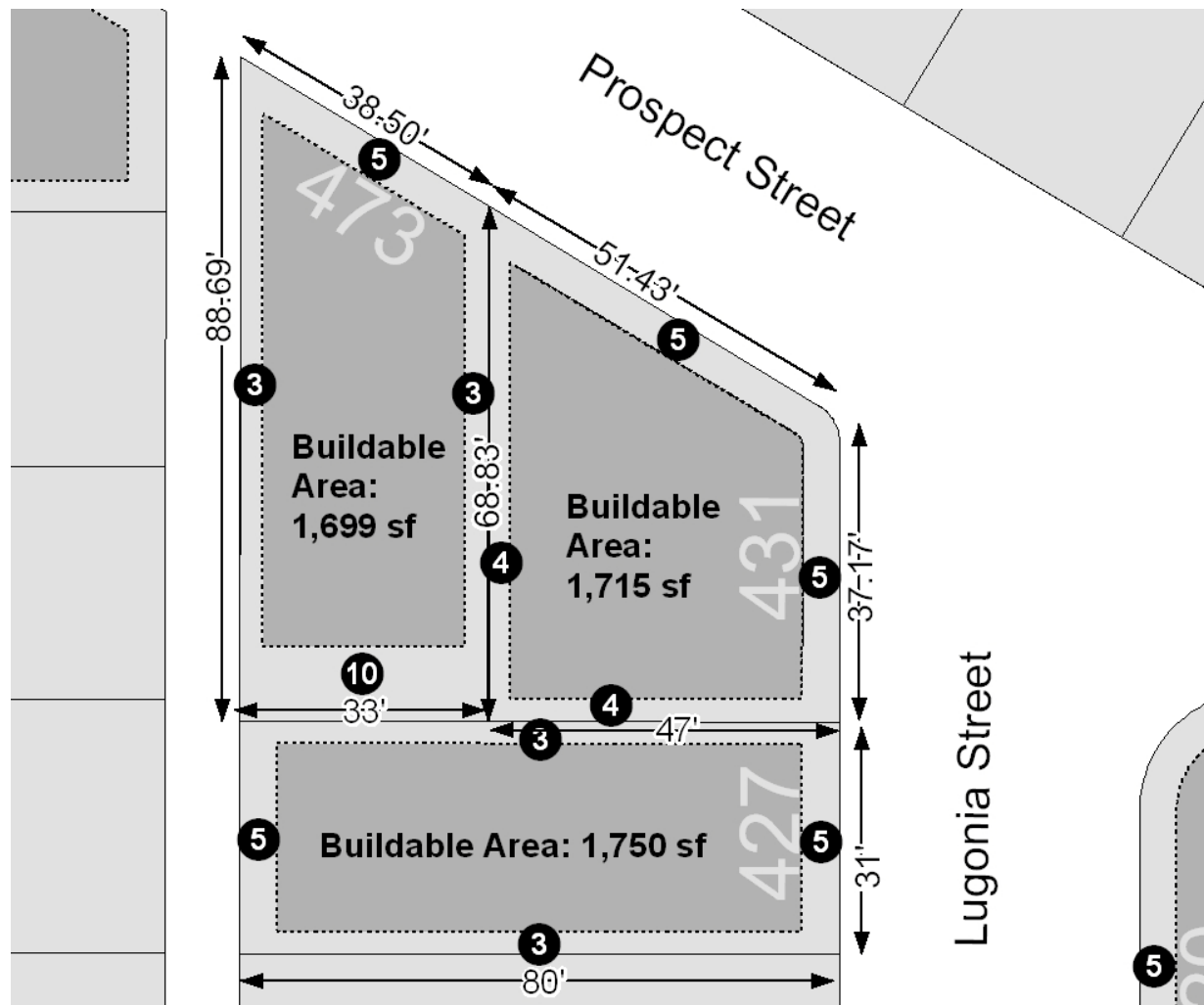


Setback Determination



- Applicant requests 3 foot side and rear setbacks
- Establishing setbacks that are compatible with the neighborhood and that meet the intent of the Zoning Code
 - Comparing Buildable Area, FAR, FAL, Setback Area
 - Creating equity with the surrounding properties

Proposed Setbacks



Comparison Table



	Lot Area (SF)	Buildable Area (SF)	FAL (SF)	FAR	Setback as % of Lot
10' rear setback	2,568	1,487	2,974	1.16	42.10
5' rear setback	2,568	1,677	3,354	1.31	34.70
4' rear setback	2,568	1,715	3,430	1.34	33.22
3' rear setback	2,568	1,753	3,506	1.37	31.74
3' side and rear	2,568	1,811	3,622	1.41	29.48
30' X 80'	2,400	1,680	3,360	1.40	30.00
31' X 80'	2,480	1,750	3,500	1.41	29.44
34' X 80'	2,720	1,960	3,920	1.44	27.94
473 Prospect St	2,599	1,699	3,398	1.31	34.63
420 Lugonia St	2,475	1,516	3,032	1.23	38.75
449 Prospect St	2,653	1,584	3,168	1.19	40.29

Recommendation



- Conduct a public hearing
- Adopt Draft Resolution approving Staff Approval No. SA2012-015

Alternatively, the Planning Commission could approve alternate setback area requirements or deny the application



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